

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES**

Thursday, December 11, 2014 at 7:30 pm

The meeting was called to order by Pat Pittore, at 7:30 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Pat Pittore, Georg Hambach, Kate Dunn, Sara Scully, John Woods,
Marcus Rayner.

Absent: Jane Wesby, Phil Mackey, and Fred Eisinger.

Also Present: Board Attorney William Shurts, Board Engineer Tom Cundy and Board
Planner Emily Goldman.

APPROVAL OF MINUTES

John Woods made a motion to approve the October 30, 2014 meeting minutes, as submitted. Georg Hambach seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

TIME EXTENSION

South Franklin Street

Block 1048 Lot 45.03

Hardship and Bulk Variance for Steep Slope

The applicant and his engineer stated that they have not been able to obtain an official letter from the City Engineer.

The applicant has also not filed a street opening permit with the City Clerk's office for the installation of any utilities.

The Board granted a time extension until the next scheduled meeting, which is January 29, 2015. The public hearing will continue at the January meeting depending on whether the applicant is able to obtain a letter from the City Engineer. No further notices will be required.

Georg Hambach made a motion to grant the time extension request. Kate Dunn seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

COMPLETENESS

Spectrum Group

Block 1011 Lot 11 & 11.01

Use Variance and Minor

The Board Professionals agreed that the application should be deemed complete as submitted. Their letters that were drafted expressed additional questions and concerns, which will be addressed at the public hearing. The date for the public hearing was set for January 29, 2015.

Georg Hambach made a motion to deem the application complete and scheduled a public hearing for the January 2015 meeting. Sara Scully seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

PUBLIC HEARING

Gwo-Long Huang
22 North Main Street
Block 1075 Lot 3
Use Variance and Site Plan Waiver

The applicant's architect, Michael Burns, was present at the meeting. Mr. Burns advised the Board members that the existing building currently has a total of five office spaces.

However, the applicant has submitted an application to convert the second story to a one bedroom apartment and eliminate three of the offices. The first floor will continue to hold two office units.

There is only one bathroom for the entire building which is located on the second floor. That bathroom will remain for the new proposed apartment and a new bathroom will be installed for the offices on the first floor.

The property is located in the C2 Zone of the City of Lambertville, which does not allow apartments as permitted use. There are several dwellings that surround this building that are residential and also commercial.

To the rear of the property is a gravel parking area that is approximately twenty five feet wide. The City ordinance states that parking lots should be paved unless the area can only accommodate ten spaces or less.

As the parking area is now, the approximate width of the parking spaces is eight feet, the ordinance requires the spaces to be ten feet in width. Therefore a site plan waiver would be needed.

Use Variance:

Georg Hambach made a motion to grant the Use Variance to allow the apartment in the C2 Zone of the City of Lambertville. John Woods seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

Bulk Variance

George Hambach made a motion to grant the Bulk Variance for the front yard setback requirements. John Woods seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

Site Plan Waiver

George Hambach made a motion to grant the Site Plan Waiver to include the parking space width and the gravel parking lot. Sara Scully seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

PAYMENT OF BILLS

Georg Hambach made a motion to pay bills, so long as funding was available. Kate Dunn seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

MOTION CARRIED.

PUBLIC COMMENT

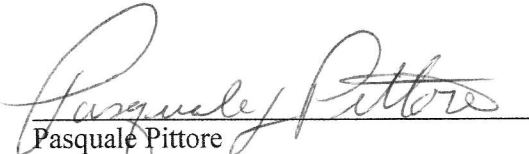
None

ADJOURNMENT

John Woods made a motion to adjourn the meeting at 8:12pm. Georg Hambach seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.

MOTION CARRIED.

Respectfully submitted,


Pasquale Pittore
Chairman


Crystal Lawton
Administrative Officer

